ICMBF

9th International Conference on Advanced Research in Management, Business and Finance

Prague, Czech Republic
19 - 21 September 2025

A Review of Sustainable Development Practices in Malaysia's Real Estate Sector

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Abstract

This review paper provides insights into the challenges faced by Malaysia's real estate industry in adapting sustainability development approaches Net Zero Carbon emission by 2050, focusing on ESG compliance, green building certifications, and stakeholder engagement. The study integrates key sustainability frameworks, including Corporate Social Responsibility (CSR), the Triple Bottom Line (TBL), and Sustainable Strategic Management (SSM), to analyse how sustainable development principles can be effectively implemented to support environmental conservation and urban sustainability goals.

The study identifies critical barriers to sustainability adoption in Malaysia's real estate sector, including profit-driven development models, regulatory gaps, and limited end-user engagement under sustainability challenges in Malaysia's Real Estate sector. The relevance of ESG as a Driver for Sustainable Urban Development and its findings highlight how ESG compliance enhances environmental resilience, social responsibility, and governance transparency in real estate planning and investment. In addition to the above, the study emphasises the role of green financial instruments (policies and implications) (green bonds and carbon credits) in accelerating sustainability transitions within emerging markets.

Finally, the critical element of End-User Engagement and Market Behaviour is public awareness and behavioural shifts in driving demand for sustainable housing.It also reviews and examines Malaysia's adaptations of global sustainability benchmarks and their implications for policy and industry practices.

Keywords: Net zero carbon emission; ESG compliance; green building design; end-user; Urbanisation